



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: May 17, 2006

REPORT NO. 06-058

ATTENTION: Council President and City Council
Docket of May 23, 2006

SUBJECT: Annual Review of the North City West (Carmel Valley) School Facilities
Master Plan, Fiscal Year 2004-2005

REQUESTED ACTION:

Accept the annual review of the North City West (Carmel Valley) School Facilities Master Plan as submitted by the North City West School Financing Authority.

STAFF RECOMMENDATION:

Accept the annual review.

SUMMARY:

The North City West School Facilities Master Plan was adopted by City Council Resolution R-255381 on November 17, 1981. The Joint Powers Agency titled "North City West School Facilities Financing Authority" was adopted by the City Council on July 5, 1983, by Resolution R-2588833. The Mello-Roos Community Financing District No. 1 was formed on August 8, 1988, to supplement the financing of school facilities in Carmel Valley (formerly North City West). The Mello-Roos District covers 96% of the then remaining undeveloped residentially zoned land in Carmel Valley. The remaining 4% continues to be subject to the direct deposit fee established by the original Master Plan and updated periodically with City Council approval. The direct deposit fee schedule was last revised on May 7, 2002, to remain in effect through fiscal year 2010.

The Master Plan indicates that an annual review by the City Council shall be performed in consultation with the Joint Powers Agency (JPA). The purpose of the review is to "evaluate the needed school facilities, and to reevaluate the costs and deposits for the program." The Joint Powers Agency has performed its annual review and summarized its findings in the attached letter dated February 15, 2006.

The member districts of the Joint Powers Agency have been evaluating school facilities needs in view of class size reductions and increased enrollments. Consequently, it has been determined that additional facilities will be needed beyond those provided for in the Master Plan. These requirements are outlined in the report and include an elementary school in addition to those called for by the Plan. Other facilities, while outside the funding area, nevertheless will have an impact on facilities within the funding area. Because these facilities are financed entirely

through the JPA, there is no impact on any City funding sources.

FISCAL CONSIDERATION:

None to the City.

PREVIOUS COUNCIL AND/OR COMMITTEE ACTION:

Previous City Councils have accepted the annual reports as submitted.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Community review of this report prior to Council action is not a requirement.

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

The City is a member of the Joint Powers Agency along with the three school districts and has the responsibility to review compliance with the North City West School Facilities Master Plan.

Respectfully submitted,

Betsy McCullough
Acting Planning Director

James T. Waring, Deputy Chief
Land Use and Economic Development

WARING/MCCULLOUGH/GHH

Attachment: [Annual Review of the North City West School Facilities Master Plan for 2004-2005.](#)